Historic District Review Committee

Staff Report
February 8, 2010

Action Item

CAPP 2010-0002 Madison: New Residential Construction in the Waterford Historic District: MCPI 304-46-4671.

Background

The subject property is located at 40135 Janney Street in the Waterford Historic District. The approximately quarter-acre lot has been vacant for the last two years (Photo 1). Formerly, the circa 1900 Lizzie Simms house, a three-bay, two-story, ell-shaped, frame building, stood on the property. Neighboring houses include the two-story, clapboard-clad "Hidden House" located on the lot behind (south of) the subject property (Photo 2); a circa 1990s, two-story, five-bay brick house at 40171 Janney Street to the east (Photo 3); and the rear of the two-story, four-bay, brick Jacob Mendenhall House at 15620 Second Street and west of the subject property (Photo 4). Open lots are located directly across Janney Street and between the subject lot and the circa 1990s brick house to the east (Figure 1).

The applicant is proposing to construct a two-story, frame residence on the subject property. It will have a seven-bay main block with a two-bay wing on the west side and a rear ell. The footprint is approximately 2,600 square feet.[1]

Zoning staff made the following comments based on the survey plat and architectural plan submitted by the applicant in the Zoning Administration Referral letter dated January 29, 2010:

1. The subject property is zoned Countryside Residential-2 (CR-2) in accordance with Section 2-600 of the Revised 1993 Loudoun County Zoning Ordinance (Ordinance). With the property being served by onsite well and public sewer, Section 2-609 (A) shall apply, which allows 25% maximum lot coverage. Staff notes that the submitted survey plat and the submitted architectural plans show inconsistencies for the proposed building footprint. Due to inconsistencies between proposed building footprints shown on the survey plat and the architectural drawings, staff is unable to determine whether the proposed building footprint exceeds the maximum lot coverage requirement of Section 2-609 (A) of the Ordinance. The lot coverage calculations are based on the following:
    a. CR-2 Maximum Lot Coverage: 25%
    b. Property Square Footage (based on submitted survey plat): 10,422 sq. ft.
    c. Permitted Lot Coverage: 2,605 sq. ft.

[1] Staff notes that the east and west elevations are reversed on the submitted plans. Staff corrected the plans for analysis and HDRC review.

d. Survey Plat Footprint: (22x20=440) + (63x36=2,268) – (18.5x6=90) = 2,597 sq. ft.
e. Architectural Plans Footprint: (22x20=440)+(63x36=2,268)–(15x6=90)=2,618 sq. ft.

2. The property is served by public sewer and private well, and therefore will be subject to the yard requirements of Section 2-606 (C) of the Ordinance. In addition, the property is subject to the regulations of the Village Conservation Overlay District of Section 4-2100 of the Ordinance. The required yards for the subject property are as follows based on the regulations of section 2-606 (C), 4-2104 (A) (1) and available County data:

    a. Front: 8' (based on the requirement of 4-2104 (A) (1) and available County data)
    b. Sides: 9'
    c. Rear: 25'

3. The survey plat submitted shows the proposed building location encroaching into both the required front and side yards as stated above. Staff recognizes in accordance with Section 6-1805, "The Zoning Administrator shall grant modifications of minimum yard and setback standards for buildings and structures in County designated Historic Districts upon finding by the Historic District Review Committee (HDRC) that the proposed setback is consistent with the existing streetscape and adopted guidelines for the historic district in which the proposed building or structure is located, unless such modification of setback standards violates sight distance regulations set out in Section 5-300 and of the Virginia Department of Transportation." In this event, zoning staff will recognize modified yards as proposed by the HDRC upon approval by the Zoning Administrator.

4. If the application is approved by the HDRC, the applicant must obtain all necessary zoning/building permits for proposed building in accordance with Section 6-1000 of the Ordinance.

Analysis

Chapter 4 of the Loudoun County Historic District Guidelines: Waterford Historic District (Waterford Guidelines) contains the guidelines applicable to new construction. Guidelines for setback, siting, and topography; orientation; spacing; massing; complexity of form; height, width, and scale; directional expression; and pertinent building details will be used to evaluate the proposed residence. Guidelines for Materials (Chapter 7) and Guidelines for Site Elements (Chapter 3) are also referenced as appropriate.

The introduction notes that Waterford is one of the earliest and most historically intact villages in Loudoun County. As such, the Guidelines emphasize that any new building needs to be carefully designed to respect the historic village setting. Designs should not challenge or compete with the historic buildings in Waterford. Instead, a new building should be a "background" design that "does not draw attention to itself at the expense of

Photo 1: Subject property, 40135 Janney Street, from northwest corner.

Photo 2: Hidden House, 40143 Janney Street, located behind the subject property.

Photo 3: 40171 Janney Street, located to the east of the subject property. One lot is located between the two.

Photo 4: The rear of 15620 Second Street, located to the west of the subject property and Janney Street looking west.

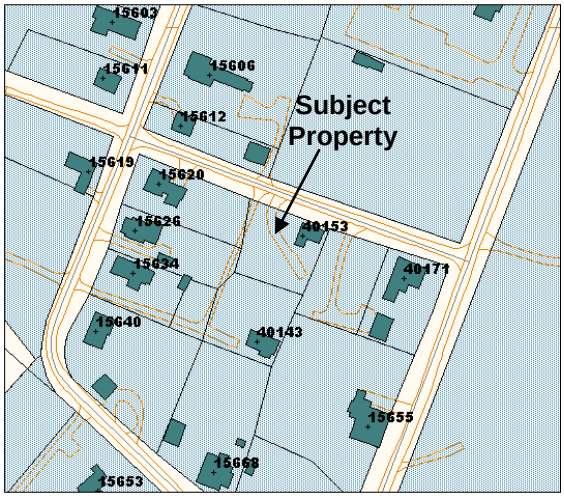

Figure 1: Area map showing the subject property, 40135 Janney Street, and the surrounding parcels.

Source: Loudoun County Mapping System

its historic neighbors" (*Waterford Guidelines, Guidelines for New Construction: Introduction, p. 53*).

Section 6-1905 of the Revised Zoning Ordinance states that "the HDRC shall consider" the relationship of the general design, scale and arrangement of the proposed new construction to other structures and features and landscape of the historic district when reviewing an application. This section of the ordinance is reiterated in the Waterford Guidelines (*Waterford Guidelines, Historic Districts and the Preservation Process, p. 13*).

Setback, Siting, and Topography

The setback of any new construction in Waterford should be related to the character of adjacent existing historic buildings. The siting of new residences should also reinforce the character of adjacent dwellings and should follow placement precedents of similar building types (e.g. residential buildings as a guide for a new dwelling). The zoning ordinance regulates the setback; however, historic district overlay zoning regulations allow for the setback of new construction to reinforce existing historic precedent (*Waterford Guidelines, Guidelines for New Construction: Setback, Siting, and Topography, Text, p. 55, Guidelines 1, 2, and 4, p. 55*). This is accomplished by authorizing the Zoning Administrator to grant setback modifications based on the findings of the HDRC.

The Village Conservation Overlay District (VCOD) identifies an appropriate front yard setback by finding the average setback of all primary buildings within 150 feet of the subject property on the same side of the street. As noted in the zoning referral dated January 29, 2010, this setback is 8 feet. It is the average of (a) the front yard setback from Janney Street of 15620 Second Street (considered a second front yard because it is along a public street) at 10.9 feet and (b) the front yard setback of 40171 Janney Street at 5.3 feet (see Photos 3 and 4). Table 1 shows the proposed, existing, and required setbacks.

Table 1: Front Yard Setbacks for 40135 Janney Street and Adjacent Properties

Address	Historic	Setback	From Land Survey
15620 Second St.	Yes	10.9'	Yes
40171 Janney St.	No	5.3'	Yes
15635 Second St.	Yes	138'	Yes
Proposed House	No	5.4' to 5.7'	Yes
VCOD Setback	n/a	8'	n/a

Historic setbacks on neighboring properties with front yards along the south side of Janney Street only includes 15620 Second Street with a 10.9-foot setback.

Another point of reference is "The Dormers" (15635 Second Street), a historic house that most closely resembles the size, massing, and fenestration of the proposed residence. It has a setback of approximately 138' and is located on a 1.6-acre lot (Photo 5). The main block is approximately 40' wide and the entire front elevation (without the

recessed wings on the north side) is approximately 65' wide based on a scaled survey plat. Other large historic homes in Waterford, such as the brick house at 40090 First Street, of similar size, scale, and massing are located on larger lots and with more formal or imposing locations (Photo 6).

The applicant proposes to use the same setback as the house that formerly stood on the property, the Lizzie Simms House. This setback ranges from 5.4' at the northwestern corner to 5.7' at the northeastern corner.

Photo 5: The Dormers on the west side of Second Street. The main block, one story wing at left and two bay, two story wing at right have a total width of approximately 65'.

Photo 6: An example of a large historic house, 40090 First Street, with a telescoping addition in Waterford. The house is located on top of a hill on a 1.6-acre lot.

A court order dated December 5, 2006, regarding the subject property directed that the County will review any plans for a new structure on the subject property without relating back to the existing structure (i.e., the now demolished Lizzie Simms House). **Staff finds that the front setback of 8' as identified by Zoning Staff using the VCOD requirements is an appropriate front yard setback. The average setback of the two houses on the same side of Janney Street is in keeping with the existing streetscape and reinforces the character of the adjacent dwellings.**

Furthermore, the 8-foot setback would place the proposed building further back on the lot, which would decrease the imposing feel of the proposed 63-foot long front elevation. This would also meet the general guideline that a new building in the Waterford Historic District should become a background design that does not draw attention to itself at the expense of its historic neighbors.

Concerning topography, staff notes that the change in elevation on the subject property is different from what is shown on the proposed elevations. The applicant depicts a decrease in elevation from the northeast corner of the proposed residence to the northwest corner of approximately 1 foot. However, as illustrated in Photo 7, the

decrease in elevation is greater, approximately 3.5 feet. **The applicant notes that the existing grade will be maintained. If this is the case, then the plans should be revised to indicate how the front (north) and side (west) foundations and elevations, along with the proposed second front entry, would be treated.**

Photo 7: The yellow line begins at left approximately at ground level at the northeast corner of the existing foundation and extends approximately 63' where it ends at the person at right. The total width of the proposed front elevation is 63', with the main block being approximately 45' wide. Note that this is an elevation change of approximately 3.5'.

Orientation

The Guidelines recommend that the façades of new construction be oriented to the street that the lot faces (*Waterford Guidelines, Guidelines for New Construction: Orientation, Guideline 1, p. 56*).

The subject property is on Janney Street. The front elevation of the proposed residence is oriented to this street; therefore, the orientation meets the Guidelines.

Spacing
The side yards of new construction should be spaced within 10% of the historic precedent on the block while adhering to other applicable zoning regulations. Minimum side yards are regulated by underlying zoning regulations; however, these may be modified to ensure that a new building is consistent with the historic streetscape (*Waterford Guidelines, Guidelines for New Construction: Spacing, Text, p. 57; Guideline 1, p. 57*). As noted in the Zoning Referral letter dated January 29, 2010, the CR-2 district requires 9-foot side yard setbacks.

The side yard setbacks for the historic portion of the Jackson residence at 15620 Second Street are 10.9' to the north (along a public street) and approximately 24' to the south. The side yard setbacks of the Della Fratte residence at 15626 Second Street are 17.7' to the north and 18.2' to the south. While not exact, the side yard setbacks for the Hidden House at 40143 Janney Street are very close to the east lot line and approximately 40' from the west lot line as shown on a plan of the property.

Although the residence at 40171 Janney Street is not historic, the side yard setbacks are included for consideration. They measure 12.1' on the west side of the residence and 28.1' on the east side of the residence. Since the east side of the residence is along High Street, the minimum setback requirement was 25'. Staff also notes that a vacant lot is located between 40171 Janney Street and the subject property, 40135 Janney Street. Table 2 shows the existing, proposed, and required side yard setbacks.

Table 2: Side Yard Setbacks for Properties Adjacent to 40153 Janney Street

Address	**Historic**	**North Side Yard**	**South Side Yard**	**From Land Survey**
15620 Second St.	Yes	10.9'	~24'	Yes
15626 Second St.	Yes	18.2'	17.7'	Yes
Address	**Historic**	**East Side Yard**	**West Side Yard**	**From Land Survey**
40143 Janney St.	Yes	Several Feet	~40'	No
40171 Janney St.	No	28.1'	12.1'[a]	Yes
Proposed	No	4.6' to 4.9'	~34'	
CR-2 Setbacks	n/a	9'	9'	n/a

[a] One lot exists between this residence and the subject property.

The applicant proposes to use the eastern side yard setbacks of the now demolished Lizzie Simms house. These setbacks were between 4.6' and 4.9'.

The court order dated December 5, 2006, directed the County to review any plans for a new structure without relating back to the existing structure (i.e. the now demolished Lizzie Simms House). Due to the variation in side yard widths and the unknown side yards of 40143 Janney Street, staff cannot evaluate the setbacks using the 10% guideline. **Based on the side yard setbacks of historic and non-historic houses along Janney Street, staff finds that it would be appropriate to locate the proposed house along the east side of the lot, leaving a larger yard on the west side. Therefore, Staff finds that the CR-2 requirement of a 9-foot side yard setback**

from the east lot line is appropriate and will maintain the spacing along the historic streetscape.

Massing
Massing should relate to existing adjacent historic buildings. When a building footprint is larger than these precedents, then the Guidelines recommend that examples of historic buildings that grew over time should be considered for guidance on how to reduce the perceived mass. The construction of additions over time is often represented by a series of differing masses and varying and intersecting rooflines. At the same time, the precedent of one primary mass with one or more secondary masses should be followed (*Waterford Guidelines, Guidelines for New Construction: Massing, Guidelines 1-4, p. 58*).

The proposed mass is a seven-bay main block approximately 45' wide, 36' deep. A second two-bay mass that is approximately 18' wide, 30' deep, and recessed 6' from the front elevation and with a 2' lower roofline extending from the west (side) elevation. A two-bay-by-two-bay, rear ell (20' x 22') with an intersecting gable and a lower roofline extends from the rear elevation.

Several examples of large houses that grew from a main block over time are located in Waterford. Many of them have telescoping side additions, such as "The Dormers" on Second Street, and 40090 First Street (see Photos 5 and 6), while others have rear ells. The proposed residence includes both types of massing, which is also common on historic buildings in the District.

However, the proposed mass of the main block is much wider and deeper than adjacent historic, as well as non-historic, residences. The width of the main block of the Hidden House is 41' and the entire front elevation is 57'. The mass is also broken up by the double hung porch on the front elevation, and a one-story wing (see Photo 2). The width of 15620 Second Street, which has a vertical orientation, is 32.6'. The depth of its historic main block is 26.6'. The width of the new residence at 40171 Janney Street is 43.5' and its depth is 30.2' plus a 32' rear ell constructed of a different material (see Photo 3). Table 3 shows the width and depth of the proposed residence in comparison to adjacent or similar properties.

The proposed main block is also wider and deeper than historic houses with a similar style and design. "The Dormers" (15635 Second Street), which is setback 138' from the street, is approximately 40' wide and 20' deep. This is approximately 5' x 16' (225 square feet) smaller than the proposed residence. The proposed residence is also significantly closer to the street, which would make the perception of the mass of the main block even larger.

Although the proposed residence is comprised of three different masses, the mass of the main block is larger than historic and non-historic precedents in the Waterford Historic District. Therefore, staff recommends that the applicant decrease the width and depth of the main block in order to be in keeping with the

district and buildings of similar style and design. This recommendation is also in keeping with the general guideline that new construction should respect the village setting by not challenging or competing with historic buildings in Waterford, and that, instead it should be a background design that does not draw attention to itself as the expense of historic neighbors.

Table 3: Width and Depth of the Proposed Residence at 40153 Janney Street and Adjacent or Similar Historic Properties

Address	Historic	Main Block	Wing(s)	Total	Depth	Alignment
15620 Second St.	Yes	32.6'	n/a	32.6'	26.6'	Vertical
40143 Janney St.	Yes	~41'	~16'	~57"	unknown	Horizontal
15635 Second St.	Yes	~40'	~15'+~10	~65'	~20'	Vertical
Proposed	No	~45'	~18'	~63	36'	Horizontal

Complexity of Form

The form of new construction should relate to historic precedents. In Waterford, simple forms are best suited to new buildings since most historic construction occurred before complex forms became popular. Still, accommodating all uses in one simple rectangular mass may not be feasible. The Guidelines recommend looking to local precedents for examples of how a simple form evolved into a more complex form through the construction of additions over time (*Waterford Guidelines, Guidelines for New Construction: Complexity of Form, Guidelines 1 and 2, p. 59*).

The precedent of a telescoping side addition is seen in the James Moore House on Main Street (Big Hill), the Dormers on Second Street, and many others in Waterford. Many more dwellings in Waterford have a rear ell. **Since the proposed residence has a primary main block with a smaller telescoping addition and a rear ell, it reads as a simple form that became a more complex form as it was added onto over time and meets the Guidelines.**

Adding a second wing to the east elevation or telescoping two wings from the west elevation would also meet this Guideline. A change in materials for the main block or the west wing would also create a perception that the building expanded over time. However, the main block should be clad with the most substantial material (e.g. brick or stone) following historic precedent.

Height, Width, and Scale

The height of the new building should be within 10% of the average height of adjacent historic buildings. The width and bay divisions, usually three to five bays, should also be in keeping with these structures. However, flexibility in the width may occur due to different construction eras and styles, as well as placement on the lot. The human scale of the building should be reinforced by using functional elements, such as porches or porticos that reinforce the character of the district (Waterford Guidelines, Guidelines for New Construction: Height, Width, and Scale, Guidelines 1 - 3, p. 60).

Height
The number of stories in the proposed residence is two-and-one-half and the height is 34' 5¾". Most houses in Waterford are two- or two-and-one-half stories tall. The height of the historic portion of the neighboring residence at 15620 Second Street is 32.5' tall at the gable peak. Plans for the neighboring residence at 40171 Janney Street were not available in order to determine an exact height, but it is two stories, or approximately 30' in height. Based on the only known measurement on adjacent properties, the height of the proposed residence should be between 29.25' and 35.75'.

The height of the proposed residence meets the Guidelines if measured from the northeast corner of the proposed residence. However, the height of the northwest corner cannot be measured since the grade is not accurately depicted on the proposed elevations. The 2' decrease in roof height in the west wing will alleviate the perceived height of the building due to the grade change. Still, plans should accurately depict the grade in order to evaluate the overall height of the proposed building.

Width
The main block of the proposed residence is approximately 45' wide and divided into seven bays. A two-bay side wing approximately 18' wide extends from the west elevation, making the façade 63' wide overall. A discussion of the proposed width in relation to historic buildings in Waterford is in the Massing section. **Staff finds that the width proposed for the main block is not in keeping with historic buildings of similar style and design in the district.**

Additionally, the number of bays in the main block, seven, does not follow historic precedent of three to five bays. Only one residence in Waterford has more than five bays in the main block, the Ratcliffe House at 40138 Main Street (Photo 8). The original brick house was five symmetrical bays. In the early 2000s, the owners constructed a stone addition with three bays. The addition matches the façade, creating a flush façade with eight bays. However, the facade is differentiated by the original brick section and the stone addition. Furthermore, the addition design is appropriate in this case because of the character of Main Street, where row houses, and in some instances additions, are built with no front or side setbacks on both sides of the street.

Photo 8: The Ratcliffe House (40138 Main Street) in Waterford. Maintaining the same setback for the addition, creating 8 bays in the façade, is appropriate in this case because row houses characterize the streetscape.

Scale

As discussed in the Massing section, the scale of the proposed residence is not in keeping with neighboring historic houses or others found in the historic district of similar style. To meet the Guidelines for Scale, the proposed house should have a width and depth that is similar to historic symmetrical five bay main blocks in the Waterford Historic District.

Directional Expression

The front elevation of the new building should have a directional expression, or relationship of height and width, that is in keeping with neighboring historic buildings in the Waterford Historic District (*Waterford Guidelines, Guidelines for New Construction: Directional Expression, Guideline 1, p. 61*).

Historic houses in the vicinity have both horizontal and vertical expressions (see Table 3). The historic house to the rear of the proposed residence, the Hidden House, has several side additions, creating a horizontal expression. Meanwhile, 15620 Second Street has a vertical expression since it the main block is narrow and elevated above the grade. **While either would be appropriate, the proposed house is wider than it is deep, and it has a side wing; therefore, it has a horizontal expression and is in keeping with adjacent historic buildings on Janney Street.**

Details

Architectural Details and Decoration

The introduction for the New Construction chapter notes that the details of historic buildings help create a human scale and add visual interest to the building and its design (*Waterford Guidelines, Guidelines for New Construction: Introduction, text, p. 53*). Architectural details should be in keeping with those found on historic buildings in the rural area of the Waterford Historic District. These details should replicate the original in dimension, proportion, and appearance. Details include, but are not limited to, roof overhangs, cornices, chimneys, dormers, window and door trim, shutters, wood siding and shingle patterns, and entry features. Designing a building without any details providing a visual link to the district is identified as an Inappropriate Treatment (*Waterford Guidelines, Guidelines for New Construction: Architectural Details and Decoration, Inappropriate Treatment 1 and Guidelines 1 and 2, 7, p. 73*).

Roof Form and Materials

The roof form and materials should relate to neighboring historic examples, with gable roof forms being the most common and preferred. The pitch of the roof should also follow historic precedents, generally pitched between seven-in-twelve and twelve-in-twelve. Materials that approximate a historic appearance, such as standing seam metal, wood, or slate, are recommended; however, standing seam metal is the most common roof material in the district, as well as Loudoun County. The Guidelines note that in some instances the HDRC may approve the use of dark, consistently colored, asphalt shingles (*Waterford Guidelines, Guidelines for New Construction: Roof Form and Materials, Guidelines 1 - 3, p. 62*).

The main block and side wing of the proposed residence have a side gable roof with a nine-in-twelve pitch. All other gable roofs, including the rear ell and dormers, have a matching pitch. **The proposed roof pitch meets the Guidelines.**

The applicant proposes asphalt architectural shingles manufactured by GAF-Elk for the roof material.[2] The type will be Timberline Prestique. "Charcoal" is the proposed color; however, the applicant would also like the HDRC to consider the color, "slate," since it is lighter and would have more solar reflection. Samples of both shingle colors will be provided by the applicant at the HDRC meeting. **The proposed shingle color, "charcoal" is the darkest available in this type and is consistently colored. It would be the preferred shingle color and meets the Guidelines. The HDRC could consider the appropriateness of the color, "slate," as well.**

Roof Features

Dormers

The Guidelines recommend the use of dormers for new construction. Dormers reduce the perceived mass of the roof by breaking up the large sloping surface. The dormers, however, should be scaled proportionately to the scale of the building and roof mass, should follow the rhythm and window size of historic precedents, and should have roofs slopes matching the main roof (*Waterford Guidelines, Guidelines for New Construction: Roof Form and Materials, Guidelines 1 - 3, p. 63*).

The applicant proposes five evenly spaced gable dormers for the front roof slope of the main block and one central dormer in the west wing. The roof pitch (9/12) will match the main roofs of the proposed residence. In the main block, the side and central dormers will be in line with the windows below, while the second and fourth dormers will be evenly space between them. Although, these dormers do not match the fenestration exactly, this rhythm of the dormer location follows historic precedent in the Waterford Historic District. The Dormers at 15635 Second Street also has fewer dormers than bays and uses a different, but consistent pattern, for the dormers. **The proposed dormers meet the Guidelines. However, the dormer on the west wing should be more centrally located in the wing roof (see Windows section below).**

Chimneys

Masonry chimneys are a character-defining feature in Waterford. Chimneys were constructed of stone, brick, or a combination. Usually located at the gable ends of a building, exterior chimneys are typically earlier than interior. Chimneys should be located according to historic precedent on the interior or exterior of the building, with interior chimneys often located at the gable ends. New chimneys should also be sympathetic to the design of those found on adjacent historic buildings. Brick chimneys laid in a running bond pattern is typical and this pattern should be used for chimneys visible from a public way (*Waterford Guidelines, Guidelines for New Construction: Chimneys, Guidelines 1-3, p. 64*).

[2] Initially, the applicant proposed "synthetic slate, dark" for the roof material. In subsequent email correspondence and submittals, the applicant changed the roof material to asphalt shingles.

The applicant proposes one interior brick chimney. **It will be running bond brick as recommended in the Guidelines.** The height will be as tall as required to meet building code. It will be on the side (west) wall of the rear ell addition and project from the roof near the addition midline.[3] This is not a typical location for interior chimneys as noted in the Guidelines. Chimneys on the neighboring historic houses are all located at the gable ends or along the gable peak. Staff notes that the chimney will be visible from the public way. **Since interior chimneys are historically located on a gable end, this location does not follow historic precedent and does not meet the Guidelines.** The chimney should be located on the gable end or opposite side of the rear ell (out of public view) in order to meet the Guidelines.

Cornices, Overhangs, and Parapets

The Guidelines recommend that applicants consider the use of a cornice, overhang, or parapet at the roofline of new construction based on historic precedents in the Waterford Historic District. This element should also relate to the overall style of the new dwelling. Wood is the most appropriate material, but substitute products may be approved (*Waterford Guidelines, Guidelines for New Construction: Cornices, Overhangs, and Parapets, Guidelines 1 - 3, p. 65*).

The applicant proposes a one-foot wide overhang with a boxed eave enclosed by a 1" x 6" fascia board and a smooth board soffit with no vents. A 5/4" x 6" frieze board will finish the roof-wall junction beneath the eave and at the gable ends. A substitute material is proposed for each element and its appropriateness is evaluated below in the Materials and Textures section. **The boxed eave with a board soffit and very simple treatment at the roof-wall junction is typical and in keeping with the simple, yet formal, design of the proposed residence.** Because of the proposed building's formality, a more classical entablature with a cornice and architrave may also be appropriate.

Louvered vents made of wood with a hypotenuse of approximately 3' are proposed for the gable peaks. This is a common treatment in newer lap-sided construction.

Gutters and Downspouts

Gutters and downspouts should have profile that is appropriate to the architectural style, size, and scale of the building. Finish colors should be compatible with the overall color scheme of the building (*Waterford Guidelines, Guidelines for Existing Structures: Gutters and Downspouts, Guidelines 3 - 5, p. 93*).

The applicant proposes galvanized half-round gutters and round downspouts for the residence. The gutters will be attached to the boxed eave. **The material, profile, and**

[3] Staff notes that the proposed chimney location is also directly above a set of French doors in the exposed basement elevation and questions whether construction of this arrangement, chimney atop doorway, is structurally viable.

location of the gutters and downspouts are in keeping with the simple, yet formal, style of the proposed residence and meet the Guidelines.

Doors, Windows, and Shutters
The ratio of solids to voids, rhythm of the openings, and proportion of the openings in new buildings should be compatible with adjacent historic buildings (*Waterford Guidelines, Guidelines for New Construction: Doors, Windows, and Shutters, Guidelines 1-3, p. 68*).

Main Block
Façade (North Elevation)
The fenestration of the proposed residence is central entrance flanked by three symmetrical window bays resulting in seven bays in the main block. The windows in the second story are shorter than those in the first, following the historic precedent of "diminution of fenestration." **This symmetrical arrangement has a ratio of solids to voids, rhythm of openings, and proportion of openings that is compatible with adjacent historic buildings in the Waterford Historic District.**

However, as previously noted in the Width section, the number of openings in the main block, seven, does not follow historic precedent of three to five bays.

East Elevation[4]
The rhythm of the openings in the east elevation is not compatible with adjacent buildings. The use of five bays in a second story is not a common window arrangement. Furthermore, windows in the first and second story are not vertically aligned. **To meet the Guidelines, the window arrangement should be comprised of four vertically aligned bays that are evenly spaced and centered in the wall plane.**

Rear (South Elevation)
The rhythm of the two windows in first and second stories (four total) on the right (east) side of the wall plane meet Guidelines since they are aligned. However, the remaining window and door openings (first-story door and third window and paired window above) do not relate to these windows or each other and have no rhythm. **In order to meet the Guidelines, these openings should be rearranged to create a visual relationship with each other and the four windows to the east.**

West Wing[5]
Front (North Elevation)
The front elevation of the west wing has a symmetrical window and door vertical arrangement in the first and second stories with a central dormer above. However, the horizontal arrangement is not centered in the wall section, nor does it related to the rhythm of openings in the main block. **The applicant should shift the arrangement**

[4] Identified as the west elevation on the submitted plans. Staff corrected submitted plans.
[5] Identified as the east elevation on the submitted plans. Staff corrected submitted plans.

horizontally so that the rhythm of the openings relate to the main block and is more centered in the section in order to meet the Guidelines.

Side (West Elevation)
A similar issue exists on the west side of the west wing. The spacing, or rhythm of the openings, is different between the windows and the wall corners. In the first floor, the windows are approximately 1' from the front corner and approximately 4' from the rear corner. In addition, the first floor and second floor windows do not align. **The windows in the west wall should be centered in the wall plane and aligned in the first and second stories to meet the Guidelines.**

Rear (South Elevation)
A single paired window is located in first floor of the rear of the west wing. It is not exactly centered in the wall. However, since it does not related to other openings in this wall plane, the location is acceptable.

Rear Ell
Side (West Elevation)
The windows in first story and second story of the west elevation of the rear ell align and both vertical pairs have the same amount of space between the window and the corners of the wall plane. **This rhythm of openings meets the Guidelines. A set of French doors centered beneath these windows is also proposed for the basement elevation and meets the Guidelines.**

Side (East Elevation)
The fenestration in the side (east) elevation of the rear ell – two single windows atop two sets of French doors generally follows a compatible rhythm of openings and alignment. **The second story windows should be shifted to align exactly with the outer edges of the French doors below to meet the Guidelines.**

Rear (South Elevation)
The two sets of paired windows atop two sets of paired windows proposed for the rear of the rear ell align and follow a compatible rhythm of openings and meet the Guidelines.

Doors
Doors should relate to styles historically found in the Waterford Historic District. The preferred material for doors is wood, however, composite products may be considered depending on design and visual appearance. Doors and their frames should not be stained or left unpainted. Storm/screen doors should be a full-view design that does not reference a particular architectural style or period. Trim should also be simple with traditional profiles and dimensional qualities that are similar to original trim in Waterford (*Waterford Guidelines, Guidelines for New Construction: Doors, Windows, and Shutters, Inappropriate Treatment 1, p. 67; Guidelines 5-8, p. 68*).

There are several entrances in the proposed residence. The front door is centrally located in the main block. A wood door with six raised panels and measuring 3.5' x 7' is proposed for this entrance. The surround has a four light transom beneath a pediment supported by pilasters. It will be wood. Several homes in the Waterford Historic District have a similar surround, including the brick William Nettle House (added circa 1950) and the brick Dormers at 15635 Second Street and the stone Coale's Blacksmith Shop on High Street. The applicant specifically references the front door surround on the Beach residence (The Dormers) as an example (Photo 9). The applicant did not specify that the front door and surround would be painted. **The proposed front door is typical of historic houses and the surround is related to styles found in the Waterford Historic District. However, to meet the Guidelines, the proposed front door and surround must be painted and the surround trim should match the dimensional qualities of the proposed example (front door surround at The Dormers).**

Photo 9: Front door of the Dormers at 15635 Second Street. The applicant provides this door surround as an example for the front door surround proposal in this application.

Wood doors with six raised panels measuring 3' x 7' are proposed for the second front door and a rear door. The surround trim will be made of wood. Two sets of wood, 15-pane, French doors measuring 6' x 7' in total are proposed for the rear elevation. The French doors will be Andersen 400 Series, Hinged Frenchwood, Outswing with permanently applied grilles and spacers. The grille (muntins) width will be 7/8". All French door wood trim will be wood except for trim around the basement doors. This trim will be VERSATEX (evaluated below in the Materials and Textures section).The applicant did not provide the dimensions or a description of the trim for the single or French door surrounds. The applicant did not indicate whether the doors or trim would be painted. **The proposed secondary doors are simple and utilitarian, yet common, door types and meet the Guidelines for secondary entrances. The proposed material, wood or VERSATEX, is appropriate for the respective door trim; however, dimensions are needed in order to determine whether the trim proposal**

meets the Guidelines. The doors and trim should be painted to meet the Guidelines.

Windows
Windows should have true or simulated divided lights with interior and exterior fixed muntins and an internal spacer that match the style of the building. The trim should be simple with the same dimensional qualities of historic buildings in the Waterford Historic District. Windows should be made of wood or a wood composite that visually approximates the appearance of wood. Fiberglass windows that replicate the visual qualities of wood may also be appropriate. Windows and their frames should not be stained or left unpainted (*Waterford Guidelines, Guidelines for New Construction: Doors, Windows, and Shutters, Inappropriate Treatment 1, p. 67; Guidelines 9-11, p. 69*).

The applicant proposes double hung, 6/6, simulated divided light windows made of wood.[6] The windows will be Andersen 400 Series with a full divided light grille configuration with a 7/8" grille width (interior and exterior muntins with internal spacer). Although these windows are wood, the exterior material is identified by the manufacturer as having an "attractive, low maintenance exterior." The Andersen brochure seems to indicate that the proposed window exteriors are pre-painted; however, that applicant did not indicate that the windows would be painted. The first story windows will be approximately 5.5' x 3', with rear paired windows being twice the width at approximately 5.5' x 6'. As noted earlier, a diminution in fenestration is proposed and the second story windows will be 12" shorter, measuring 4.5' x 3' and rear paired windows measuring approximately 4.5' x 6'. The dormer windows will be 2.5' x 3'. The attic windows will be 2/2 awning windows measuring approximately 2' x 2'. No shutters or storm windows are proposed. **This window proposal generally meets the Guidelines; however, window exteriors should be painted.**

The trim around the first and second story windows will comprised of a 5" x 1" smooth composite board. Trim around the dormer windows and attic windows will be 3" x 1" smooth composite board. No window sills, a part of traditional window trim in general, are indicated on the plans. **The simple window trim is in keeping with details in Waterford and meets the Guidelines; however, window sills matching traditional dimensions and profiles should be included in the surrounds.** The proposed composite material is evaluated below in the Materials and Textures section.

Front and Rear Porches
Porches on new residential construction are appropriate if they are a prevailing condition of adjacent structures. The porch, however, should reflect the size, materials, proportion, and placement of historic porches in Waterford. Porches on secondary elevations are appropriate where they will shield the house from sun during the summer

[6] The initial submission indicated fiberglass windows; however, subsequent information indicates that the windows will be wood. This correspondence is included in the HDRC packet.

(*Waterford Guidelines, Guidelines for New Construction: Front and Rear Porches, Guidelines 1- 3, p. 70*).

A porch is proposed for the front elevation in the 6' deep recess created by the west wing. The roof will be 7' deep with a cantilevered, three-in-twelve pitch, shed roof. It will be covered with asphalt architectural shingles matching the house roof. No bracing or supports for the cantilevered roof are shown on the proposed plans. The front and side overhangs and boxed cornice will also match the roof overhangs. The applicant states that there will be no porch floor beneath the cantilevered roof. Instead, the applicant states that a "thick, rectangular, stepping stone slab" based on the height needed to enter the house will be used as a step. However, the plans seem to indicate that a porch post will support the northwest corner of the roof and that a floor is proposed (from the west elevation – identified as east elevation on the proposed plans). **If no posts or floor is proposed, then the plans should be revised to be consistent with the proposal.**

In defense of the proposed roof with no porch floor below, the applicant contends that other cantilevered roofs, referred to as, "cantilevered protrusions," exist in Waterford that are not part of a porch. Three examples were provided. The Waterford Store is one example (Photo 10). However, an elevated cement surface similar in shape to the cantilevered roof above serves as an entry feature beneath the cantilevered roof and creates a porch floor. Furthermore, staff notes that this example is a commercial building, not a residence. One residential example has a shallow pent roof that continues from a one-story addition across the façade of residence and does not constitute a porch roof (Photo 11). Nonetheless, it has an uncovered porch floor beneath it. The third example is a small, cantilevered entry porch that has a series of steps and small porch leading to the front door (Photo 12). Therefore, these examples are not comparable. In fact, two of the cantilevered roofs are clearly porch roofs.

While the location, design, and materials of the roof meet the Guidelines, no porch floor is proposed. Porch designs should reflect those found in Waterford. A porch roof without a floor is not a typical porch design and does not meet the Guidelines. In order to meet the Guidelines, a porch floor and posts should be proposed with a design, materials, proportion, and dimensions that reflect historic porches in Waterford. A railing may also be required depending on building code requirements and the grade of the lot.

Removing the cantilevered roof from the proposed design is also an option; however, the addition of the porch in the west wing recess and at the second front entrance is a more appropriate proposal since it adds visual interest and a human scale to the main elevation (*Waterford Guidelines, Guidelines for New Construction: Height, Width, and Scale, Guideline 3, p. 60*). **This porch floor would also provide access to the secondary front door, which is significantly higher above the ground than depicted in the proposed elevations**.

Photo 10: Waterford Store cantilevered porch roof and concrete porch surface beneath.

Photo 11: Pent roof above uncovered porch floor at 40108 Bond Street in Waterford.

Photo 12: Entry porch with cantilevered roof and brick steps with small brick landing on Second Street in Waterford.

No entry feature, such as steps, a stoop, or an entry porch, is shown on the proposed plans for the main front door or the rear door. In later correspondence, the applicant stated that "thick, rectangular, stepping stone slabs" are proposed for these steps. The thickness of the slab will depend on the height needed to enter the house.

Based on the formality of the house and its front entrance, this informal stoop does not meet the Guidelines. Architectural details, including entry features, should be compatible with the building. Therefore, a more formal entry porch or stoop is appropriate (*Waterford Guidelines, Guidelines for New Construction: Architectural Details and Decoration, Guideline 1, p. 73*). **Traditionally, limestone was the material used for the proposed slabs. Therefore, limestone should be used for the proposed stone slab stoops for the secondary entrances in order to meet the Guidelines.**

Foundation

Foundations should be distinguished from the rest of the building, respecting the height, contrast of materials, and foundation textures on surrounding historic buildings. The preferred material is stone matching the local fieldstone; however, stone veneer also matching the local stone may be acceptable. The material should be consistent on all four sides of the foundation (*Waterford Guidelines, Guidelines for New Construction: Foundations, Guidelines 1 – 5, p. 72*).

The applicant proposes to reuse the stones from the existing foundation to create a stone veneer over concrete for all elevations of the new foundation. **This proposal will meet the Guidelines since the proposed stone veneer will be consistent on all sides and made of stones from a historic foundation in the Waterford Historic District** (*Waterford Guidelines, Guidelines for Materials: Stone and Brick, Guidelines 2 and 7, p. 123*).

The applicant notes on the proposed elevations that the existing grade will be maintained. **However, a site inspection indicated that the grade seems to be greater than what is indicated on the proposed plan (see Photo 7). The elevations should be revised to indicate correctly the grade and how the exposed foundation will be treated. Staff notes that if the applicant does not have enough stone from the existing foundation to complete the stone veneer, then the additional veneer should match the color, shape, and texture of the stone veneer created from the existing foundation.**

The applicant proposes mortar and a mortar joint that matches those found on the Pink House stone addition at 40174 Main Street (Photo 13). **The mortar and mortar joint employed on this addition are in keeping with the size, color, shape, and texture, as well as mortar width and tooling, of stone foundations in the Waterford Historic District and meets the Guidelines** (*Waterford Guidelines, Guidelines for Materials: Stone and Brick, Guidelines 2 and 7, p. 123*).

Photo 13: Example of proposed mortar at the Pink House addition at 40174 Main Street in Waterford.

Materials and Textures

Materials should be compatible with and complimentary to adjacent historic buildings. Traditional materials, such as stone foundations, standing seam metal roofs, wood siding, and wood trim and decorative features, are preferred. However, substitute materials may be appropriate for new construction if the traditional patterns are followed and they replicate the visual qualities and workability of the original material. The wall cladding should be consistent on all sides of the same mass of a building, and a limited number of different historic materials could be used to simulate the construction of different masses over time. Cementitious siding may be appropriate if it has a smooth finish, a 5" to 7" reveal, and is applied in a traditional manner (*Waterford Guidelines, Guidelines for New Construction: Materials and Textures, Guidelines 1 – 9, p. 75*). Staff evaluated the roof and foundation materials in previous sections.

Siding

The applicant proposes a cementitious, smooth lapped siding with a 6" reveal and manufactured by JamesHardie for all elevations of the proposed residence. This substitute siding material meets the Guidelines.

The proposed corner boards shown on the west elevation (identified as the east elevation on the proposed plans) do not extend to the foundation. The corner boards should extend to the foundation in order to follow traditional siding and trim application methods.

Staff notes that darker lines every 4' or so are shown in the siding on the proposed elevations. Staff inquired about this line and the applicant stated that the line is a product of printing and that the siding will be consistent.

Trim

Trim proposed for the window surrounds, side and rear door surrounds, corner boards, frieze, fascia, and soffit will be a composite material. It will be VERSATEX Trimboard made from cellular PVC. It will have a smooth finish. The applicant provided a sample and a brochure for review. This information will be available for additional evaluation at the HDRC meeting. Staff notes that the applicant stated that window and door trim will be 1" thick (nominal thickness), the sample provided is 3/4" thick, the actual thickness. **Staff finds that the VERSATEX Trimboard sample replicates the visual qualities and workability of wood, as well as the dimensions, proportions, and overall appearance of wood trim. This material may also be painted (following specific instructions) as recommended in the Guidelines** (*Waterford Guidelines, Guidelines for Materials: Substitute Materials – Composite Trim Materials, Guidelines 1 – 3, p. 129*).

Outdoor Living Space

No surface is proposed on the plans for the area outside the two sets of French doors in the rear ell. The applicant stated in later correspondence, "There may be decorative flagstone of irregular shaped pieces, ground level, not to exceed the width of the doorways by 3' on either side. Since this proposal is not structural (above the surface of

the ground) then the HDRC does not have purview over this proposal. Nonetheless, the Guidelines provide recommendations for appropriate outdoor living spaces. The recommendations include placing modern features in locations that minimize the visual effect on historic resources and using historically appropriate materials and colors that relate to those found on adjacent lots (*Waterford Guidelines, Guidelines for Site Elements: Outdoor Living Spaces, p. 44*). The proposed use of flagstone in an outdoor area at the rear of the building as is a historically appropriate material and location following the recommendations made in the Guidelines.

Staff notes that the following Site Elements will need a CAPP if proposed in the future:

1.) Accessory Structures and Breezeways (*Waterford Guidelines, Guidelines for Site Elements: Accessory Structures and Breezeways, p. 42-3*)
2.) Structural Elements (above-ground) in Outdoor Living Spaces (*Waterford Guidelines, Guidelines for Site Elements: Outdoor Living Spaces, p. 44*)
3.) Fences and Walls (*Waterford Guidelines, Guidelines for Site Elements: Fences and Walls, p. 45*)
4.) Mechanical and Utilities Screening (*Waterford Guidelines, Guidelines for Site Elements: Mechanical and Utilities Screening, p. 47*)
5.) Outdoor Lighting (*Waterford Guidelines, Guidelines for Site Elements: Lighting, p. 49*)

Paint and Color

The HDRC does not have purview over paint color. However, the Guidelines make recommendations for color schemes to assist applicants in making appropriate color and color scheme choices. Paint schemes should be compatible with adjacent structures and relate to the period of construction. Overly bright or obtrusive colors are identified as an Inappropriate Treatment. Similar elements should be painted with the same color to achieve a unified appearance. The Green Guidelines recommend painting siding light colors to reduce solar gain (*Waterford Guidelines, Guidelines for Materials: Paint and Color, Inappropriate Treatment 6 and Guidelines 1 and 2, p. 132; Green Guidelines for Existing Structures, Guideline e, p. 18 and 20*).

The applicant did not identify paint colors for the siding or trim. Staff encourages the applicant to refer to the Guidelines when deciding a color and paint scheme for the proposed residence.

Findings

1. *The orientation; complexity of form; height; and directional expression of the proposed new construction meets the Guidelines.*
2. *The front and side yard setbacks of the proposed residence do not meet the Guidelines for New Construction. The setbacks should follow those prescribed in the VCOD and CR-2 regulations, including an 8-foot front yard and 9-foot side*

yards. These setbacks are in keeping with the historic character of Janney Street, while meeting the zoning ordinance.

3. *The massing, width, and scale of the proposed simple, but formal, residence are larger than similarly styled (symmetrical 5 bay façade) historic residences found in Waterford. The proposed residence is more in keeping with large or grand residences in Waterford that are located on larger lots and sited in more formal locations with very deep setbacks or on a hilltop. However, the subject property is a quarter-acre lot with a smaller front yard setback.*
4. *The grade as depicted on the plans does not resemble the actual grade and topography of the subject property.*
5. *The proposed roof form, material, dormers, and overhang design; roof-wall junction; doors and window materials, design, and dimensions; frieze, fascia, and corner board materials and dimensions, foundation and mortar, and siding meet the Guidelines for New Construction.*
6. *The proposed chimney does not meet the Guidelines since its location does not follow historic precedent and it will be visible from the public way.*
7. *The rhythm of openings does not follow historic precedents on the east and rear elevations of the main block, the front and side elevations of the west wing, and the east elevation of the rear ell.*
8. *Doors, windows, and door and window trim should be painted to meet the Guidelines.*
9. *Windows should have windowsills following traditional window details and design.*
10. *Staff could not evaluate the appropriateness of the secondary and French door trim because dimensions were not provided.*
11. *The proposed front porch roof on the west wing without a porch floor does not meet the Guidelines because it does not follow a traditional porch design. Adding a porch floor and supports that reflect the design, materials, and proportions of historic porches in Waterford is preferred since it will add visual interest and a human scale to the front elevation of the proposed residence.*
12. *The proposed front entry stoop for the main entry is not in keeping with the simple, formal style of the proposed residence. The secondary entrance stoops created by stone slabs should be made of limestone in order to follow historic precedent.*

Recommendation

Staff recommends deferral of the application so that applicant may submit new plan for the HDRC's evaluation.

In order to meet the Guidelines, the new plans should include:

1.) A plat with the revised proposed location based on VCOD and CR-2 setbacks and consistent dimensions

And revised elevations showing:

2.) The correct change in grade,

3.) A main block that is similar in massing, width, and scale to historic residences in the district of the same style and design (symmetrical 5-bay main block),

4.) Redesigned fenestration with a compatible rhythm of openings, including a main block with 5 bays,

5.) All window and door trim with correct dimensions, including window sills, and notation that all windows, doors, and trim will be painted,

6.) A front porch floor and supports or removal of the proposed cantilevered roof on the west wing,

7.) Corner boards extending to the foundation on the east elevation, and

8.) An entry feature that relates to the formal design of the house.

Suggested Motions

1. *I move that the Historic District Review Committee defer Certificate of Appropriateness 2010-0002 for new residential construction at 40153 Janney Street in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on pages 22-23 of the staff report dated February 8, 2010*

   OR

2. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2010-0002 for new residential construction at 40153 Janney Street in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on pages 22-23 of the staff report dated February 8, 2010 and with the following conditions…*

   OR

3. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2010-0002 for new residential construction at 40153 Janney Street in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on pages 22-23 of the staff report dated February 8, 2010.*

   OR

4. *I move alternate motion…*